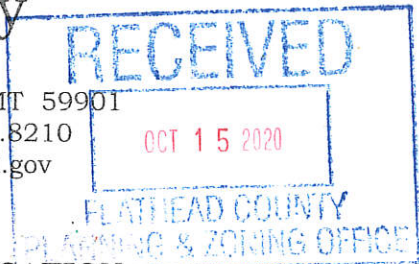


# Flathead County

## Planning & Zoning

40 11<sup>th</sup> Street West, Suite 220 Kalispell, MT 59901  
Telephone 406.751.8200 Fax 406.751.8210  
Email: Planning.Zoning@flathead.mt.gov



### CONDITIONAL USE PERMIT APPLICATION

Submit this application, all required information, and appropriate fee (see current fee schedule) to the Planning & Zoning office at the address listed above.

FEE ATTACHED \$ 215.00

#### PROPOSED USE (as described in the Flathead County Zoning Regulations):

3, 4plexes. 12 apartments in total, multi family Dwelling

#### OWNER(S) OF RECORD:

Name: Rodney and Tia Macfarlane Phone: (406) 261-6652  
Mailing Address: 1191 Majestic View Lane  
City, State, Zip Code: Kalispell MT 59901  
Email: rod-macfarlane@yahoo.com

#### PERSON(S) AUTHORIZED TO REPRESENT THE OWNER(S) AND TO WHOM ALL CORRESPONDENCE IS TO BE SENT:

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City, State, Zip Code: \_\_\_\_\_  
Email: \_\_\_\_\_

#### LEGAL DESCRIPTION OF PROPERTY (Refer to Property Records):

Street Address: 190 Jewel basin court S 24 T 27 N R 20 W  
Subdivision Name: Jewel Basin Plaza Tract \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_  
No(s). \_\_\_\_\_ No(s). 013 No. \_\_\_\_\_

1. Zoning District and Zoning Classification in which use is proposed (EXAMPLE: Bigfork Zoning District, SAG-5 zoning classification):

Bigfork Zoning District B-3

2. Explain how the proposed use meets all of the required criteria below. ALL CRITERIA MUST BE DISCUSSED. IF CRITERIA ARE NOT APPLICABLE, PLEASE EXPLAIN WHY. Attach drawings, additional text, site plans, and any other documents that will assist staff in reviewing the proposed use. The more information you can provide, the easier it is for staff to review the application. Please discuss:

**A. Site Suitability.**

The site is suitable for the use. This includes:

- (1) adequate usable space

With our plans to build 3-4plex apartment buildings there is enough room on the property to have parking, landscaping etc. as well as the apartments.

- (2) adequate access

The apartment buildings are accessed off highway 83 onto Jewel business court.

- (3) absence of environmental constraints

We are not allowing open fire pits so no smoke or ash will be present.

**B. Appropriateness of Design.**

The site plan for the proposed use will provide the most convenient and functional use of lot. Consideration of design should include:

- (1) parking scheme

See site plan - paved parking area

- (2) traffic circulation

See site plan - arrows shown in parking lot

- (3) open space

See site plan - labels

- (4) fencing, screening

See site plan - Garbage area will be fenced

- (5) landscaping

See site plan - grass and sprinklers in open space  
bushes along lot.

- (6) signage

this is a residential complex so no signs will  
be needed.

- (7) lighting

We will have ~~adequate~~ adequate indoor and  
outdoor lighting.

**C. Availability of Public Services and Facilities**

The following services and facilities are to be available and adequate to serve the needs of the use as designed and proposed:

- (1) sewer

Bigfork sewer

- (2) water

Bigfork water

- (3) storm water drainage

Bigfork city

- (4) fire protection

Bigfork Volunteer Fire Department

- (5) police protection



Flathead County Sheriff's Department

- (6) streets

Jewel ~~Basin~~ Basin Court  
Highway 83

**D. Immediate Neighborhood Impact**

The proposed use will not be detrimental to surrounding neighborhoods in general. Typical negative impacts which extend beyond the proposed site include:

- (1) excessive traffic generation

We will have adequate parking for all units and enough room in the parking lot for easy turning around and coming and going.

- (2) noise or vibration

We plan to have quiet hours from 10pm - 6am written into a rental agreement.

- (3) dust, glare or heat

The driveway will be paved so no dust will be present

- (4) smoke, fumes, gas, or odors

No open burning will be allowed.

- (5) inappropriate hours of operation

This is residential multi-family dwellings so no hours of operation will be enforced.

3. The following proposed uses shall meet additional requirements, known as "Conditional Use Standards" and "Performance Standards" as outlined in Chapters 4 and 5 of the Flathead County Zoning Regulations. Please address the specific criteria if the proposed use is listed below:

4.01 Animal Hospitals, Kennels, Animal Shelters, Veterinary Clinics

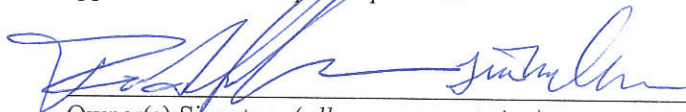
- 4.02 Bed and Breakfast Establishments/Boarding Houses (must include a floor plan)
- 4.03 Camp or Retreat Center
- 4.04 Caretaker's Facility in SAG-5, R-2.5, RR-1 and R-1 Districts
- 4.05 Cluster Housing Development in Residential Districts
- 4.06 Commercial Caretaker's Facility in B-2, B-3, BS, I-1, I-1H, and I-2 Districts
- 4.07 Contractors Storage Yard in AG and SAG Districts
- 4.08 Day Care Centers- 13 or More Individuals
- 4.09 Electrical Distribution Stations
- 4.10 Extractive Industries
- 4.11 Family Hardship Dwellings
- 4.12 Manufactured Home Parks
- 4.13 Mini-Storage, Recreational Vehicle Storage
- 4.14 Motor Coach Subdivisions
- 4.15 Recreational Facilities (see also 7.17.040)
- 4.16 Temporary Uses
- 5.06 Home Occupation
- 5.11 Short Term Rental Housing (must include a floor plan)

**INSTRUCTIONS FOR CONDITIONAL USE PERMIT APPLICATION:**

1. Answer all questions. Answers should be clear and contain all the necessary information.
2. In answering question 1, refer to the classification system in the Zoning Regulations.
3. In answering questions 2 and 3, be specific and complete. Please use a separate sheet of paper to discuss the appropriate topics.
4. Copy of plot plan/site plan must be submitted with each application, with all existing or proposed structures, driveways, and parking areas shown, please include dimensions for all improvements and setbacks from the property line for all structures. *If you are submitting a plan larger than 11x17 in size, please include 7 copies.*
5. A separate fee made out to 'GIS' for the 'Adjoining Property Owners List'. The list will be sent directly to the Planning & Zoning office and is valid for a period of 6 months from date generated. You may also get a certified adjoining landowners list from a title company if you choose.

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*I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be incorrect or untrue, I understand that any approval based thereon may be rescinded and other appropriate action taken. The signing of this application signifies approval for the Flathead County Planning & Zoning staff to be present on the property for routine monitoring and inspection during the approval and development process.*

  
 Owner(s) Signature (all owners must sign)

10-15-20  
 Date

Applicant Signature (if different than above)

Date

OCT 15 2020